



201910240067

10/24/2019 02:50 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Certificate of Sale
19-2-00537-29

Grantor: Skagit County Sheriff

Grantee: Cape Horn Maint. Co.

Legal Description: Lot 33, Block F, Cape Horn Div. 2

Assessor's Property Tax Parcel or Account No.: P63207

Reference Nos of Documents Assigned or Released: 201907310073

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT**CAPE HORN MAINTENANCE Co., a
Washington nonprofit corporation,**

Plaintiff,

vs.

**RYAN K. KESSLER, an unmarried person;
STATE OF WASHINGTON,**

Defendants.

Cause No.: **19-2-00537-29****SHERIFF'S CERTIFICATE OF SALE OF
REAL PROPERTY****ORIGINAL**

Parcel Number: P63207

Partial Legal Description: CAPE HORN ON
THE SKAGIT SUB-DIV 2 LOT 33 BLOCK F

I, DON McDERMOTT, Sheriff of the County of Skagit in the State of Washington, do hereby certify that pursuant to a Default Judgment and Decree of Foreclosure entered in the Superior Court of said County and State on the 11th day of July 2019, in an action wherein CAPE HORN MAINTENANCE Co., a Washington nonprofit corporation, is plaintiff and RYAN K. KESSLER, an unmarried person; STATE OF WASHINGTON, are defendants.

Said Order of Sale having been duly certified and together with an Order of Sale issued therewith to me as such Sheriff directed and delivered, commanding me to sell according to law all or so much as may be necessary of the real property described in said order to satisfy said judgment amount to the sum of \$5,955.99 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 20th day of September 2019, at 10:30 A.M., at the steps of the Skagit County Courthouse, Third and Kincaid Streets, in Mount Vernon, in said County of Skagit, State of Washington, I duly sold said real property at public auction to the highest bidder, to wit:

CAPE HORN MAINTENANCE Co., a Washington nonprofit corporation
C/O CRAIG SJOSTROM, ATTORNEY
1204 CLEVELAND AVE.
MOUNT VERNON, WA 98273

Who made the highest and best bid therefore of \$7,310.65 at said sale, for all of said real property situated in said County and State and described in said order as follows:

Assessor's Parcel/Tax ID Number: P63207 / 3869-006-033-0002

Lot 33, Block F, "Cape Horn on the Skagit, Div. 2", as per the plat recorded in Volume 9 of Plats, pages 14-19 inclusive, records of Skagit County, Washington.

Also commonly known as 7494 Maple Street, Concrete, WA 98237.

And I do further certify that the said real property was sold in one parcel and that said sum above stated the highest bid made, and that said sum was the whole price paid for said real property, and that the property is subject to redemption in 8 months as provided by law.

Given under my hand this 20th day of September 2019.

DON McDERMOTT, SHERIFF
SKAGIT COUNTY, WASHINGTON

By:

Melinda Larsen
Melinda Larsen
Civil Assistant

I certify that I know or have satisfactory evidence that Melinda Larsen is the person who appeared before me and said person acknowledged that she signed this instrument as the Civil Assistant to Don McDermott, Sheriff of Skagit County, State of Washington and acknowledges it to be the free and voluntary act of such party for the uses and purposes mentioned in the above instrument.

Subscribed and sworn to before me this 20th day of September 2019.

Jamie D Bredstrand
Jamie D. Bredstrand, NOTARY PUBLIC in and for the State of Washington, residing in Mount Vernon. My commission expires January 2, 2022.

